



Institute House Lower Road, Rattlesden

Guide Price £850,000

Minors & Brady



Institute House Lower Road

Rattlesden, Bury St. Edmunds

Guide Price: £850,000 - £900,000. Institute House sits as a carefully assembled composition, where character, craftsmanship and space come together with a sense of quiet intention, a truly one-of-a-kind home offering an exceptional lifestyle opportunity. Situated at the heart of a quintessential Suffolk village and overlooking the village green, the setting is as appealing as the property itself. The principal house, dating back to circa 1782, provides elegant and characterful accommodation, forming part of a rare arrangement of house, cottage annexe and two-storey barn. Together, these elements create a home of remarkable versatility, perfectly suited to multi-generational living, creative pursuits or independent ancillary accommodation. The architect-designed cottage annexe and substantial barn introduce a striking contrast, enhancing both the architectural interest and flexibility of the offering. Quite simply, this is a must-see home with so much to offer, set within a location and composition that rarely come to market.

- Guide Price: £850,000 - £900,000
- Georgian house, cottage annexe and character two-storey barn, a rare and versatile lifestyle offering
- Prime central position with picturesque views and a true sense of Suffolk village life
- Beautiful period detailing including original fireplaces, joinery and classic proportions
- Architect-designed cottage annexe with vaulted interiors, full-height glazing and a private balcony
- Perfect for multi-generational living, guest accommodation or working from home
- Brick-and-flint two-storey barn with expansive upper-level studio, ideal for creative or professional use
- Gated, private and visually cohesive, a stunning focal point for arrival and entertaining
- L-shaped kitchen/breakfast/living area with range-style





Institute House Lower Road

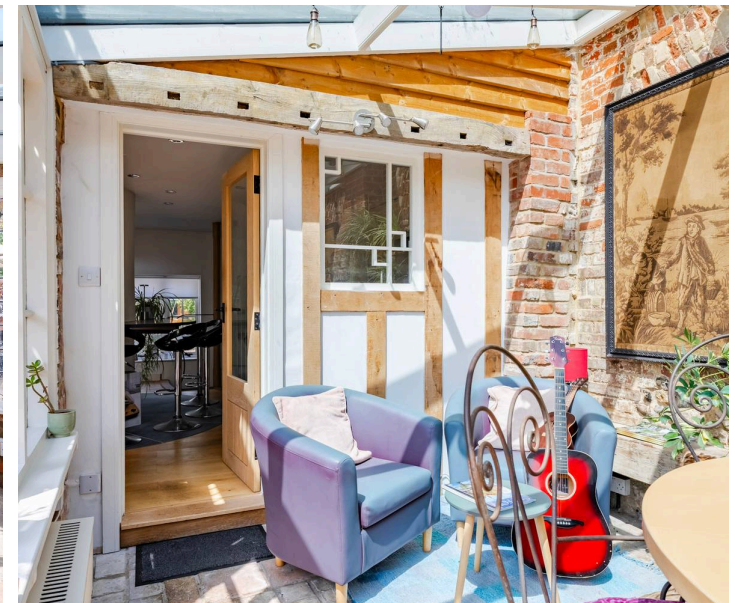
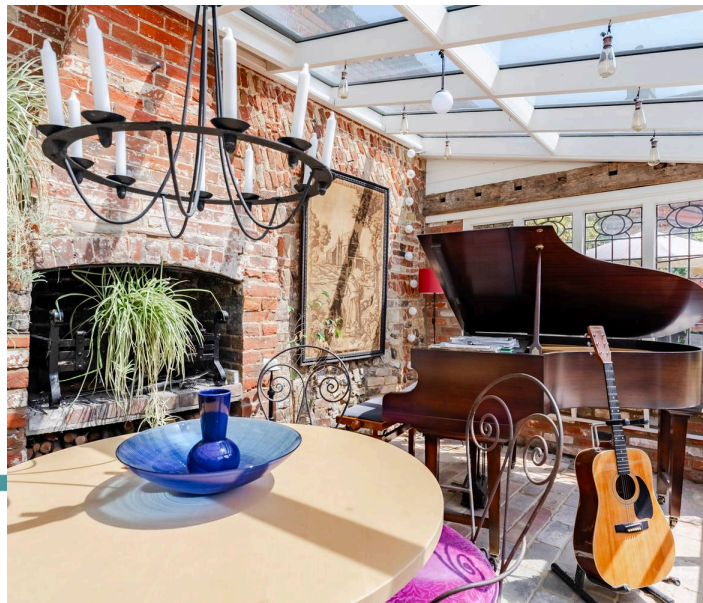
Rattlesden, Bury St. Edmunds

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



M&B



Institute House Lower Road

Rattlesden, Bury St. Edmunds

Guide Price: £850,000 - £900,000.

Institute House sits as a carefully assembled composition, where character, craftsmanship and space come together with a sense of quiet intention, a truly one-of-a-kind home offering an exceptional lifestyle opportunity. Situated at the heart of a quintessential Suffolk village and overlooking the village green, the setting is as appealing as the property itself. The principal house, dating back to circa 1782, provides elegant and characterful accommodation, forming part of a rare arrangement of house, cottage annexe and two-storey barn. Together, these elements create a home of remarkable versatility, perfectly suited to multi-generational living, creative pursuits or independent ancillary accommodation. The architect-designed cottage annexe and substantial barn introduce a striking contrast, enhancing both the architectural interest and flexibility of the offering. Quite simply, this is a must-see home with so much to offer, set within a location and composition that rarely come to market.

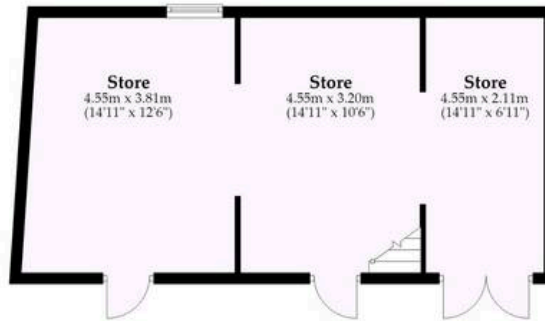
Rattlesden — Suffolk Village Living at Its Finest

Rattlesden is a picturesque Suffolk village set within gently rolling countryside between the well-regarded centres of Stowmarket and Bury St Edmunds, offering a lifestyle that combines rural charm with excellent day-to-day convenience. The village is steeped in character and history, with the River Rat meandering through its landscape and the distinctive whalebone arch standing as a reminder of its unique past. Surrounded by open farmland, quiet country lanes, and scenic walking routes, it provides an environment ideally suited to those seeking space, tranquillity and a strong connection to nature.

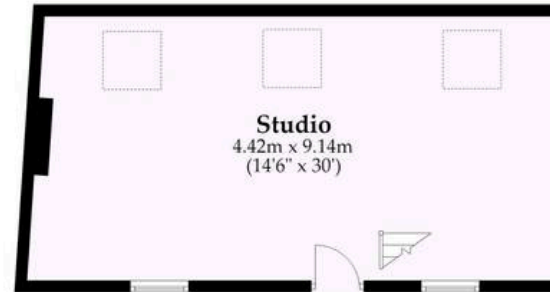


Barn

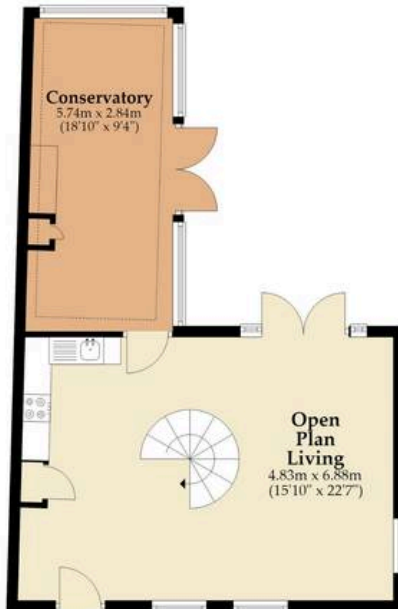
Barn Ground Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



Barn First Floor
Approx. 40.9 sq. metres (439.9 sq. feet)

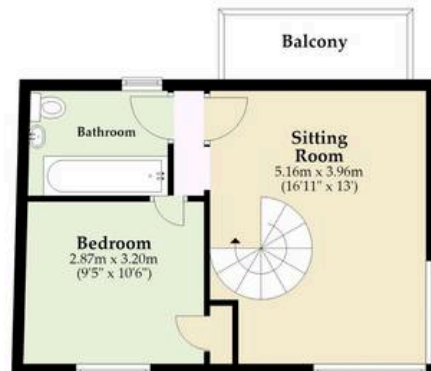


Cottage Ground Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



Cottage Annex

Cottage First Floor
Approx. 36.0 sq. metres (387.8 sq. feet)
(excluding Balcony)

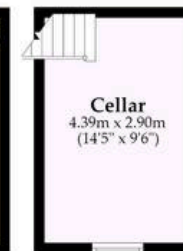


Ground Floor
Approx. 76.3 sq. metres (821.0 sq. feet)



Main House

Cellar
Approx. 12.7 sq. metres (136.9 sq. feet)



First Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



M&B

Total area: approx. 321.5 sq. metres (3460.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home?

Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk